075.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,800 / 824,800
					USE VALUE:	824,800 / 824,800
					ASSESSED:	824,800 / 824,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARLSON CAROLYN C/ TRUSTEE
Owner 2:	CAROLYN C CARLSON REVOCABLE
Owner 3:	TRUST
Street 1:	25 ROBIN HOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARLSON CAROLYN C -
Owner 2:	-
Street 1:	25 ROBIN HOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1965, having primarily Wood Shingle Exterior and 2231 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5722.000	410,600		414,200	824,800
Total Card	0.131	410,600		414,200	824,800
Total Parcel	0.131	410,600		414,200	824,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.70 /Parcel: 369.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47577

GIS Ref

GIS Ref

Insp Date 10/26/18

!6282!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	410,600	0	5,722.	414,200	824,800		Year end	12/23/2021
2021	101	FV	338,800	0	5,722.	414,200	753,000		Year End Roll	12/10/2020
2020	101	FV	338,800	0	5,722.	414,200	753,000	753,000	Year End Roll	12/18/2019
2019	101	FV	268,600	0	5,722.	414,200	682,800	682,800	Year End Roll	1/3/2019
2018	101	FV	268,600	0	5,722.	355,000	623,600	623,600	Year End Roll	12/20/2017
2017	101	FV	268,600	0	5,722.	331,300	599,900	599,900	Year End Roll	1/3/2017
2016	101	FV	268,600	0	5,722.	284,000	552,600	552,600	Year End	1/4/2016
2015	101	FV	267,500	0	5,722.	254,400	521,900	521,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:38:13

LAST REV

Date	Time
08/20/21	09:05:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON CAROLYN	74399-310	1	4/1/2020	Convenience	1	No	No		
CONNOR JOHN J,	74017-33	1	1/21/2020		880,000	No	No		
	11094-232		4/20/1966			No	No		BARBARA D CONNOR D.O.D. 1/13/2017 BK 70159 PG

USER DEFINED

Prior Id # 1:	47577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2020	1433	Redo Kit	130,000	O				
9/8/2020	1044	Redo Bat	21,200	C				
4/5/2006	238	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2021	Permit Visit	DGM	D Mann
4/17/2020	SQ Mailed	MM	Mary M
4/9/2019	Mail Update	JO	Jenny O
10/26/2018	MEAS&NOTICE	BS	Barbara S
10/26/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	372	PATRIOT
11/19/1999	Inspected	264	PATRIOT
11/17/1999	Missed Appt.	267	PATRIOT
10/20/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5722		Sq. Ft.	Site		0	70.	1.03	4									414,162						414,200	

Total AC/HA:	0.13136	Total SF/SM:	5722	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	414,162	Spl Credit		Total:	414,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1M - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12064099
Const Adj.:	1.04729617
Adj $ / SQ:	152.574
Other Features:	104500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504399
Depreciation:	93818
Depreciated Total:	410581

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

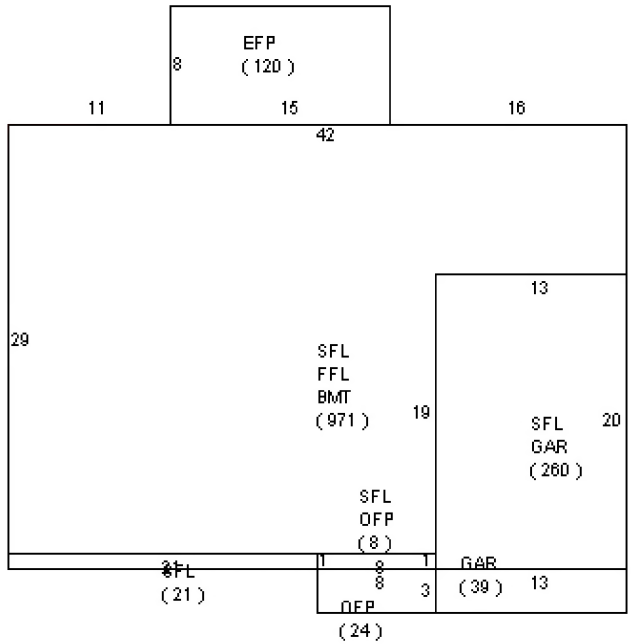
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	152.57
Special Features:	0	Val/Su Net:	112.40
Final Total:	410600	Val/Su SzAd	184.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,260	152.570	192,243
BMT	Basement	971	45.770	44,445
FFL	First Floor	971	152.570	148,149
GAR	Garage	299	24.470	7,315
EFP	Enclos Porch	120	52.270	6,273
OFP	Open Porch	32	46.080	1,475

Net Sketched Area:	3,653			Total:	399,900
Size Ad	2231	Gross Area	3653	FinArea	2231

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	